



**CITY OF COLONIAL HEIGHTS, VIRGINIA  
MEETING OF THE BOARD OF ZONING APPEALS  
City Council Chambers, 201 James Avenue  
Wednesday, September 22, 2021  
4:00 p.m.**

**AGENDA**

- I. Call to Order**
- II. Roll Call**
- III. Approval of May 19, 2021 Minutes**
- IV. Public Hearing of Variance Requests**

**A. Walnut Avenue – Lot 31**

An application by William F. Maywalt for a variance of 15 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 60 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 5500030F031, located on Walnut Avenue, with a legal description of Lot 31 of Block F of the Gregory Subdivision.

**B. Cameron Avenue – Lot 19R**

An application by Lundie Properties LLC for a variance of 7 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage 68 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of Lot 19R of Block 16 of the Riverside Park Gregory Subdivision.

**C. Cameron Avenue – Lot 22R**

An application by Lundie Properties LLC for a variance of 10 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage 65 feet rather than 75 feet for the

construction of a single-family home. The variance shall be for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of Lot 22R of Block 16 of the Riverside Park Gregory Subdivision.

**V. New Business**

**VI. Adjournment**



**CITY OF COLONIAL HEIGHTS, VIRGINIA  
MEETING OF THE BOARD OF ZONING APPEALS  
City Council Chambers, 201 James Avenue  
Wednesday, May 19, 2021  
4:00 p.m.**

**MINUTES**

**I. Call to Order**

The meeting was called to order at 4:00pm.

**II. Roll Call**

Present:

Mr. Frenier

Mr. Kohan

Mr. Taft

Absent:

Mr. Dean

Mr. Wrenn

**III. Approval of November 18, 2020 Minutes**

Mr. Kohan made a motion to approve the minutes and Mr. Frenier seconded the motion with all members in favor.

**IV. Public Hearing of Variance Request**

**A. 1400 Boulevard**

An application by William F. Maywalt for a variance of 25 feet of lot frontage and 2,250 square feet of lot area to Subsection A of Section 286-300.06, "Site development regulations – RL Low Density Residential District", of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 50 feet rather than 75 feet; and allow for a minimum area of 5,250 square feet rather than 7,500 square feet for the construction of a single-family home. The variance shall be for parcel identification number 41000414033, located on Suffolk Avenue, with a legal description of Lot 32-33 of Block 14 in the Chesterfield Highlands Subdivision.

Ms. Hall provided a presentation describing the request for a variance and the property in question. She provided visuals including Mr. Maywalt's proposed site plan. Staff recommended approval.

Mr. Frenier asked Ms. Hall to clarify that the reason for this hearing is because the 2012 zoning code changed the required lot size from 50 ft of frontage to 75 ft of frontage. Ms. Hall stated that it was.

The applicant, William Maywalt, of 656 Boulevard, came to the podium. Mr. Maywalt explained that he has built multiple similar homes throughout the City, and cited previous variance requests that had been approved for smaller lots.

Michelle Hahm, of 11321 Halifax Road, Dinwiddie came to the podium. She provided a statement about Mr. Maywalt's integrity and a positive review of his work.

Andrea Hellyer of 306 Suffolk Avenue stated that she moved in 5 months ago next door to the applicant's property, and she loves the neighborhood. On Friday, she received a letter about this variance request. She would prefer not to have a house 5 feet from hers. She was upset that Mr. Maywalt had trees cut that were on her property.

Diane Embry of 311 Suffolk Avenue stated that she was an active member of the neighborhood. She stated there are only two rentals on the street. She believes a new home will look crowded and out of shape. They were designated as a historic neighborhood and she preferred the greenery that was on the lot. She has 3 lots on her property. She was upset the trees were cut on the lot that she claimed were purposefully landscaped and not just naturally occurring.

Lee William of 13321 Halifax Road, Dinwiddie stated that Mr. Maywalt does good work and that anything he builds would improve the neighborhood.

Carol Godwin of 218 Moorman Avenue, has lived there more than 30 years, has known Mr. Maywalt for 25 years and met him because he renovated the house next-door to her. She stated that she was very confident that Mr. Maywalt would do a good job, and improve the neighborhood. She believes he is an asset to the community.

Ms. Hellyer stated that her house at 306 Suffolk Ave was built in 1930, and that putting another house on the corner would not improve it. She has windows all along the wall facing the property which would be blocked by his home.

Mr. Maywalt stated that the prior property owner of the lot and the home, Mr. Mays, decided to sell them separately, so he is not at fault for Ms. Hellyer's belief that nothing would be built on the adjacent lot. Mr. Maywalt also explained that the trees that he removed from the lot were necessary to meet setback requirements.

Ms. Embry stated that the historic neighborhood is already tight and another house would create parking issues.

Mr. Taft asked if there was an alley behind Suffolk. Ms. Hall stated that there was an alley, and the parking will be from the alley access.

Mr. Frenier made a motion to approve the variance and Mr. Kohan seconded the motion.

**Vote:**

**Yes:**

Mr. Taft

Mr. Kohan

Mr. Frenier

**No:** None

**Motion: Unanimous Pass**

**V. New Business**

Ms. Hall welcomed Mr. Frenier to the board.

**VI. Adjournment**

Mr. Kohan made a motion to adjourn the meeting and Mr. Frenier seconded the motion with all board members in favor.

The meeting was adjourned at 4:29pm.

X

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Mr. Scott Wrenn  
Chairman

X

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Mrs. Maxie Brown  
Interim Secretary



## **BOARD OF ZONING APPEALS RESOLUTION 21-2**

### **Approving a variance for William F. Maywalt of 15 feet of lot frontage in Subsection A of City Code Section 286-300.06.**

WHEREAS, William F. Maywalt has applied for a variance of 15 feet of lot frontage pursuant to Subsection A of Section 286-300.06; and

WHEREAS, approval of the variance will allow a minimum lot frontage of 60 feet rather than 75 feet for parcel identification number 5500030F031, located on Walnut Avenue, with a legal description of Lot 31 of Block F in the Gregory Subdivision; and

WHEREAS, the Board has held a public hearing on the variance request; and

WHEREAS, the Board finds that the request of William F. Maywalt meets the definition of a “variance” specified in Code of Virginia Section 15.2-2201; and

WHEREAS, the Board finds that the evidence shows that the strict application of the terms of the zoning ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and

- (a) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
- (b) the granting of the variance will not be of substantial detriment to adjacent and nearby properties in the proximity of that geographical area;
- (c) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this chapter;
- (d) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- (e) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in this chapter or the process for seeking a variance pursuant to Subsection C of § 286-602 of this chapter; and

NOW, THEREFORE, BE IT RESOLVED BY THE COLONIAL HEIGHTS BOARD OF ZONING APPEALS:

The the Board of Zoning Appeals approves a variance of 15 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, therefore allowing a minimum lot frontage of 60 for parcel identification number 5500030F031, located on Walnut Avenue, with a legal description of Lot 31 of Block F in the Gregory Subdivision.

Approved this 22nd day of September, 2021.

APPROVED:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

**NOTICE OF PUBLIC HEARING  
CITY OF COLONIAL HEIGHTS, VIRGINIA  
BOARD OF ZONING APPEALS**

Notice is hereby given to all persons affected or interested that on Wednesday, September 22, 2021 at 4:00 p.m., in Council Chambers of City Hall, 201 James Avenue, Colonial Heights, Virginia, the Board of Zoning Appeals shall hold a public hearing to accept comments on and consider the following requests:

1. An application by William F. Maywalt for a variance of 15 feet of lot frontage to Subsection A of Section 286-300.06, "Site development regulations – RL Low Density Residential District", of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 60 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 5500030F031, located on Walnut Avenue, with a legal description of Lot 31 of Block F in the Gregory Subdivision.
2. An application by Lundie Properties LLC for a variance of 7 feet of lot frontage to Subsection A of Section 286-300.06, "Site development regulations – RL Low Density Residential District", of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 68 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 38000116022 Lot 19R, located at 415 Cameron Avenue, with a legal description of Lot 19R of Block 16 in the Riverside Park Subdivision.
3. An application by Lundie Properties LLC for a variance of 10 feet of lot frontage to Subsection A of Section 286-300.06, "Site development regulations – RL Low Density Residential District", of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 65 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 38000116022 Lot 22R, located at 415 Cameron Avenue, with a legal description of Lot 22R of Block 16 in the Riverside Park Subdivision

Copies of the variance applications are available by accessing the City website at [www.colonialheightsva.gov](http://www.colonialheightsva.gov); or a copy may be obtained by calling (804) 520-9297. A copy of the variance applications also may be obtained from the Department of Planning and Community Development, located on the first floor of City Hall. All persons affected or interested are invited to be present at the public hearing of the Board of Zoning Appeals to be held at the time and place stated above, when an opportunity will be given for them to be heard.

Maxie Brown, AICP/CZA  
Interim Planning Director



Any interested party whose participation in this meeting would require a reasonable accommodation of a handicap should contact the Department of Planning and Community Development at 520-9297 at least four days in advance.



**BZA 21-2**  
**Parcel ID: 5500030F031**

An application by William F. Maywalt for a variance of 15 feet of lot frontage to Subsection A of Section 286-300.06, "Site development regulations – RL Low Density Residential District", of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 60 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 5500030F031, located on Walnut Avenue, with a legal description of Lot 31 of Block F in the Gregory Subdivision.

**General Information:**

*Property Information*

The subject property is located between 306 and 310 Walnut Avenue. Surrounding land uses are single family detached residential. The property is zoned RL – Residential Low Density and is within no overlay districts.

The subject parcel has 60' of frontage and has 150' of depth and a total area 9,000 square feet.

City Code Section §286-300, the site development standards for RL - Low Density Residential District, dictates a minimum frontage of 75 feet, minimum depth of 100 feet, and minimum area of 7,500 square feet.

☐ § 286-300.06 Site development regulations – RL Low Density Residential District.

The following are general development standards for the RL Low Density Residential District. For additional, modified or more stringent standards see Article IV, Use and Design Standards.

**A. Minimum lot requirements:**

Area: 7,500 square feet

Frontage: 75 feet

Depth: 100 feet

*Request*

Applicant / property owner William F. Maywalt is seeking relief on minimum frontage requirement in order to build a single-family home. Mr. Maywalt is requesting a variance of 15 feet of lot frontage, to allow for a minimum frontage of 60 feet instead of the required 75 feet. The lot meets the area requirement of 7,500 square feet.

Staff has attached the application, property card, and building elevation drawings.

**Variance Requirements:**

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and

- (a) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
- (b) the granting of the variance will not be of substantial detriment to adjacent and nearby properties in the proximity of that geographical area;
- (c) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this chapter;
- (d) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- (e) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in this chapter or the process for seeking a variance pursuant to Subsection C of § 286-602 of this chapter.

**Recommendation:**

Staff is in favor of the Board of Zoning Appeals approving the variance.



## Form Center

By signing in or creating an account, some fields will auto-populate with your information and your submitted forms will be saved and accessible to you.

### Request for Relief from the Zoning Board of Appeals Application

Date of Request\*

8/3/2021

Address of Request\*

WALNUT AVE. LOT 31 BLOCK F GREGORY SUBDIVISION

Street Address, City, State, Zip Code

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#### Applicant Information

Name of Applicant\*

WILLIAM F. MAYWALT

Applicant is...

WILLIAM F. MAYWALT (owner)

Mailing Address of Applicant\*

656 BOULEVARD COLONIAL HEIGHTS, VA. 23834

Street Address, City, State, Zip Code

Telephone Number of Applicant\*

804 586-3398 ✓

Email Address of Applicant\*

WMAYWALT@AOL.COM

Owner's Affidavit

no file selected

If applicant is not property owner, please provide an owner's affidavit.

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**Property Owner Information**

If Applicant is property owner, skip section.

**Name of Property Owner**

WILLIAM F. MAYWALT

per Assessor's Records

**Mailing Address of Property Owner**

656 BOULEVARD COLONIAL HEIGHTS, VA. 23834

Street Address, City, State, Zip Code per Assessor's Records

**Telephone Number of Property Owner**

804 586-3398

**Email Address of Property Owner**

WMAYWALT@AOL.COM

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**Existing Site Conditions****Parcel Identification Number\***

5500030F031

Per Assessor's Records

**Site Acreage/Square Footage\***

0.21

**Zoning District\***

RL

**Existing Site Conditions\***

60x150 LOT

9000 SQUARE FEET

VACANT LOT

Current structures and uses on site.

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**Variance Information**

**Type of Relief Requested\***

- ☒ Variance to the Zoning Ordinance
- ☐ Appeal from Decision of the Zoning Administrator

**Proposal\***

THIS IS A VACANT LOT THAT I WOULD LIKE TO BUILD A NEW  
SINGLE FAMILY HOME ON.

Proposed structure, use, site conditions, or other information

**Zoning Ordinance Subject to Variance\***

Article, Section, Paragraph

**Provide a detailed narrative for this request below,  
specifically addressing the following:**

- ☒ Describe any practical difficulties or unnecessary hardships that would result if this request were denied.
- ☒ Describe any unusual conditions, unique to the property
- ☒ Describe how the conditions are unique to the property and not so general or recurring so as to have citywide applicability.

**Specify below:\***

THIS LOT WAS PLOTTED BACK WHEN IT WAS A BUILDABLE LOT  
WITH THE NEW ZONING IT RESTRICTS ME TO BUILD UPON  
THIS BEAUTIFUL LOT.

THE GRANTING OF THIS VARIANCE WILL NOT BE OF ANY  
SUBSTANTIAL DETRIMENT TO THE ADJACENT PROPERTY OWNERS.

THE GRANTING OF THIS WOULD NOT RESULT IN A USE THAT IS NOT  
PERMITTED ON SUCH PROPERTY OR CHANGE A ZONING  
CLASSIFICATION.

Narrative may be attached separately or filled out above.

**Narrative Attachment**

no file selected

Narrative may be attached separately here, or filled out above.

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**Adjoining Property Owners**

All adjacent property owner information shall be listed below or separately attached.  
Please provide property address, property owner name, and property owner mailing  
address for each adjacent parcel to the subject property. Applicants may submit  
property cards to satisfy this requirement. Property cards may be printed at the City  
Assessor's Office. Adjacent property owners include all property across from roadways,  
watercourses, railroads, and/or municipal boundaries.



List information below\*

306 WALNUT AVE. CHARLES AND ALMA ROWLAND SAME ADDRESS

310 WALNUT AVE. CHRISTOPHER AND ANTONIA MARTIN SAME ADDRESS

311 WALNUT AVE JOYCE SIMMONS 3007 DRIFTWOOD AVE COL HEIGHTS

313 WALNUT AVE. ISAIAH CREDLE SAME ADDRESS

The names and addresses above are those of adjacent property owners as listed in the tax records of the City Assessor and County Assessor if applicable.

#### Adjacent Property Owner Information

no file selected

Information may be attached here or filled out above.

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#### Fee

The application fee is \$1,000. Fee is payable via check (made out to City of Colonial Heights) or in office via card or cash. Application is not complete until fee is submitted.

#### Procedures for Variances and Appeals

The Board of Zoning Appeals will render a decision within 90 days of filing a complete application. The applicant will receive confirmation when all necessary documents are received for a completed application. Additional information may be submitted by email to [payneb@colonialheightsva.gov](mailto:payneb@colonialheightsva.gov)

#### Approval/Denial

The Director of Planning & Community Development, as Secretary of the Zoning Board of Appeals, will send a letter to the applicant on the decision of the Zoning Board of Appeals. The letter of approval will include all terms and conditions.

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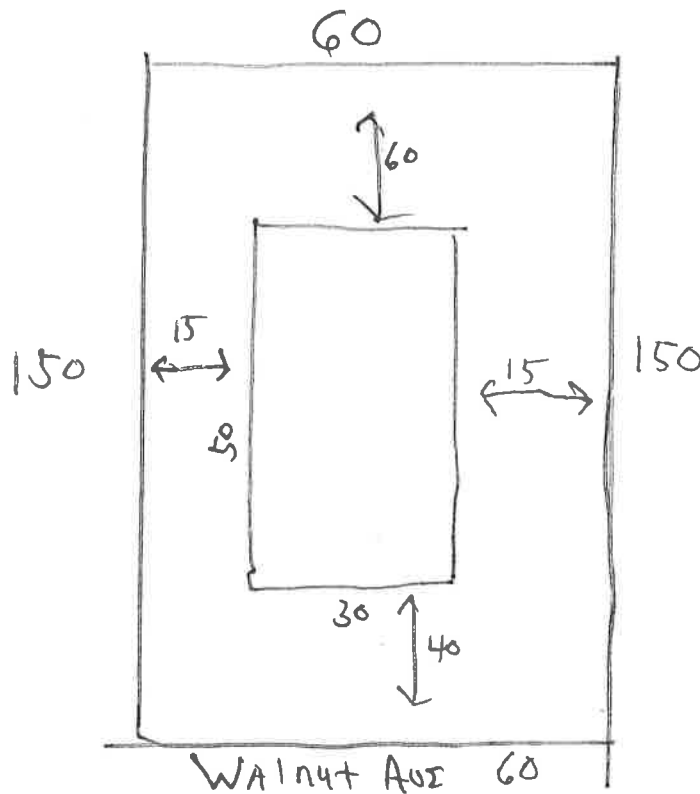
☒ Receive an email copy of this form.

Email address

This field is not part of the form submission.

\* indicates a required field

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## PARCELID

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City       |
|----|--------|-----------------------------|
|    |        | WALNUT AV, COLONIAL HEIGHTS |

## OWNERSHIP

| Owner                      | Unit #     |
|----------------------------|------------|
| Owner 1: MAYWALT WILLIAM F |            |
| Owner 2:                   |            |
| Owner 3:                   |            |
| Street 1: 656 BOULEVARD    |            |
| Street 2:                  |            |
| Twn/City: COLONIAL HEIGHTS |            |
| St/Prov: VA                | Crtry: N   |
| Postal: 23834              | Own Occ: N |
| Type:                      |            |

## PREVIOUS OWNER

|                              |
|------------------------------|
| Owner 1: ROWLAND - CHARLES H |
| Owner 2: ROWLAND - ALMA C    |
| Street 1: 306 WALNUT AVENUE  |
| Twn/City: COLONIAL HEIGHTS   |
| St/Prov: VA                  |
| Crtry:                       |
| Postal: 23834                |

## NARRATIVE DESCRIPTION

This Parcel contains 1. LOT of land mainly classified as RES.VAC.LND

## OTHER ASSESSMENTS

| Code | Description/No | Amount | Com. Int |
|------|----------------|--------|----------|
|------|----------------|--------|----------|

## PROPERTY FACTORS

| Item       | Code | Descr     | % | Item    | Code | Descr |
|------------|------|-----------|---|---------|------|-------|
| Z          | R2   | RESIDENTI |   | U       |      |       |
| o          |      |           |   | t       |      |       |
| n          |      |           |   | i       |      |       |
| Census:    |      |           |   | Exmpt   |      |       |
| Flood Haz: |      |           |   |         |      |       |
| D          |      |           |   | Topo    |      |       |
| s          |      |           |   | Street  |      |       |
| t          |      |           |   | Traffic |      |       |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units |
|----------|-------------|----------|-------------|---------------------|
| 119      | RES.VAC.LNI |          | 1           | LOT SITE            |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description                   | User Acct |
|-------------------------|----------------|------------|-----------|------------|-------------|-------------------------------------|-----------|
|                         |                |            |           |            |             | SUB GREGORY SECTION BLOCK F**LOT 31 |           |
| Source: Market Adj Cost |                |            |           |            |             | Entered Lot Size                    |           |
|                         |                |            |           |            |             | Total Land: 0.21                    |           |
|                         |                |            |           |            |             | Land Unit Type: AC                  |           |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asse'd Value              | Notes | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------------------|-------|------------|
| 2020   | 119 | FV  |            | 0         | 1         | 21,500     | 21,500      | 21,500 Effective 1/1/2020 |       | 12/19/2019 |
| 2019   | 119 | FV  |            | 0         | 1         | 19,300     | 19,300      | 19,300 Eff. 1/1/2019      |       | 11/26/2019 |
| 2018   | 119 | FV  |            | 0         | 1         | 19,300     | 19,300      | 19,300 Eff. 1/1/2018      |       | 12/21/2017 |
| 2017   | 119 | FV  |            | 0         | 1         | 19,300     | 19,300      | 19,300 Eff. 1/1/2016      |       | 1/4/2016   |
| 2016   | 119 | FV  |            | 0         | 1         | 19,300     | 19,300      | 19,300 Eff. 1/1/2016      |       | 1/4/2016   |
| 2015   | 119 | FV  |            | 0         | 1         | 19,300     | 19,300      | 19,300 Eff. 1/1/2014      |       | 12/31/2013 |
| 2014   | 119 | FV  |            | 0         | 1         | 19,300     | 19,300      | 19,300 Eff. 1/1/2014      |       | 12/31/2013 |
| 2012   | 119 | FV  |            | 0         | 1         | 19,300     | 19,300      | 19,300 Eff. 1/1/2012      |       | 1/4/2012   |

## SALES INFORMATION

| Grantor          | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| ROWLAND, CHARLES | 397-3179  | R    | 8/6/2021  |           | 30,000     | No | No  |       |                 |       |
| UNK              |           |      | 7/27/1971 | OTHER     | 3,500      | No | No  |       |                 |       |

## TAX DISTRICT

## PAT ACCT.

3704

## BUILDING PERMITS

| Date | Number | Descr | Amount | C/O | Last Visit | Fed Code | F. Descr | Comment | Date | Result | By | Name |
|------|--------|-------|--------|-----|------------|----------|----------|---------|------|--------|----|------|
|------|--------|-------|--------|-----|------------|----------|----------|---------|------|--------|----|------|

## ACTIVITY INFORMATION

3704

Sign:

/ /

|                    |                   |                 |             |                    |
|--------------------|-------------------|-----------------|-------------|--------------------|
| Total ACH: 1.00000 | Total SF/SM: 1.00 | Parcel LUC: 119 | RES.VAC.LND | Prime NB Desc: CH2 |
|--------------------|-------------------|-----------------|-------------|--------------------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

|        |     |            |     |        |     |
|--------|-----|------------|-----|--------|-----|
| Total: | N/A | Spl Credit | N/A | Total: | N/A |
|--------|-----|------------|-----|--------|-----|

apro

2020

## Colonial Heights



**Patriot**  
Properties Inc.

## USER DEFINED

|                 |
|-----------------|
| Map No. 1: 1:55 |
| Map No. 2: 1:0  |
| Map No. 3: 1:3  |
| Year Added      |
| Sketch No.:     |
| Prior Id # 3:   |
| Prior Id # 1:   |
| Prior Id # 2:   |
| Prior Id # 3:   |
| ASR Map:        |
| Fact Dist:      |
| Reval Dist:     |
| Year:           |
| Land Reason:    |
| Bld Reason:     |

Full Bath

Rating:

A Bath

Rating:

3/4 Bath

Rating:

A 3QBth

Rating:

1/2 Bath

Rating:

A HBth

Rating:

OthFix

Rating:

OTHER FEATURES

Kits:

Rating:

A Kits:

Rating:

Fppl:

Rating:

WSFlue:

Rating:

GENERAL INFORMATION

Grade:

Year Blt:

Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL:

Prim Int Wal

%

Sec Int Wal:

%

Partition:

Prim Floors:

Sec Floors:

Bsmnt Flr:

Bsmnt Gar:

Electric:

Insulation:

Int vs Ext:

Heat Fuel:

Heat Type:

# Heat Sys:

% Heated:

Solar HW:

% Com Wal

DEPRECIATION

Phys Cond:

Functional:

Economic:

Special:

Override:

Total:

CONDOS INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

RESIDENTIAL GRID

1st Res Grid

Desc:

# Units

Level

FY

LR

DR

D

K

FR

RR

BR

FB

HB

L

O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals

RMs:

BRs:

Baths:

HB

SUB AREA

Code

Description

Area - SQ

SUB AREA DETAIL

Sub Area

% Usbl

% Descr

Type

# Qu Ten

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

CALC SUMMARY

Basic \$ / SQ:

N/A

Size Adj:

N/A

Const Adj:

N/A

Adj \$ / SQ:

N/A

Other Features:

N/A

Grade Factor:

N/A

Neighborhood Inf:

N/A

LUC Factor:

N/A

Adj Total:

N/A

Depreciation:

N/A

Depreciated Total:

N/A

WTAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

N/A

Before Depr:

N/A

Special Features:

N/A

Val/Su Net:

N/A

Final Total:

N/A

Val/Su SzAd

N/A

Net Sketched Area:

Size Ad

Gross Area

Total:

FinArea

N/A

IMAGE

PARCEL ID

5500030F031

SPEC FEATURES/YARD ITEMS

Code

Description

A

Y/S

Qty

Size/Dim

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fact

NB Fa

JFact

More:

N

Total Yard Items:

N/A

Total Special Features:

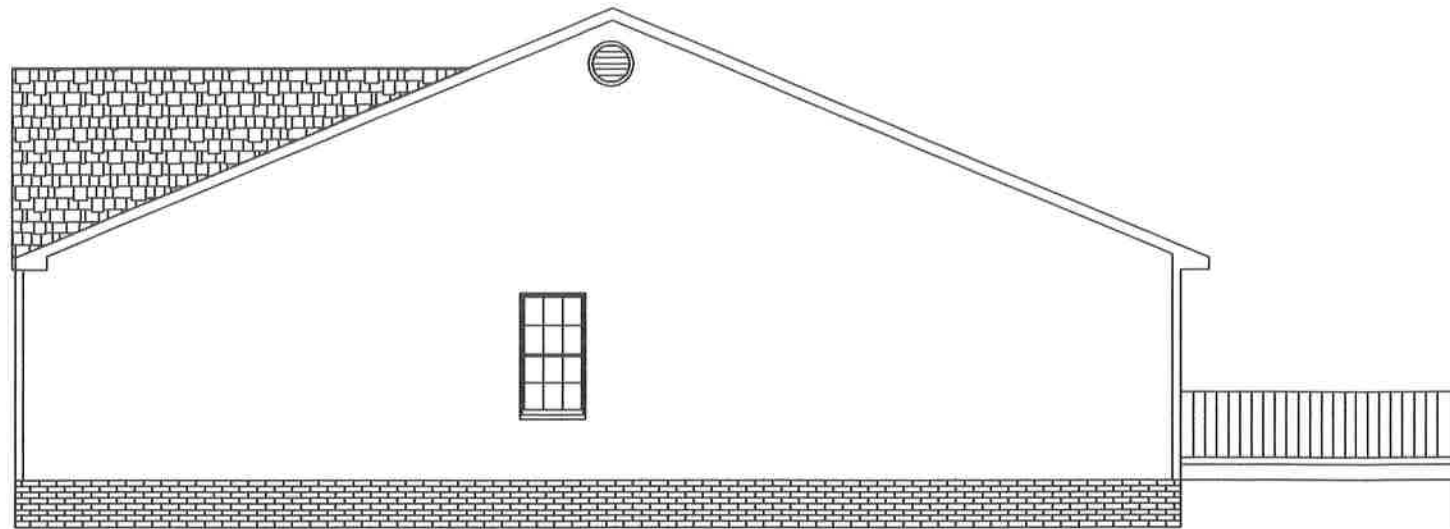
N/A

Total:

N/A

AssessPro

Patriot Properties, Inc



Right Elevation

Scale 1/8"=1'



Front Elevation

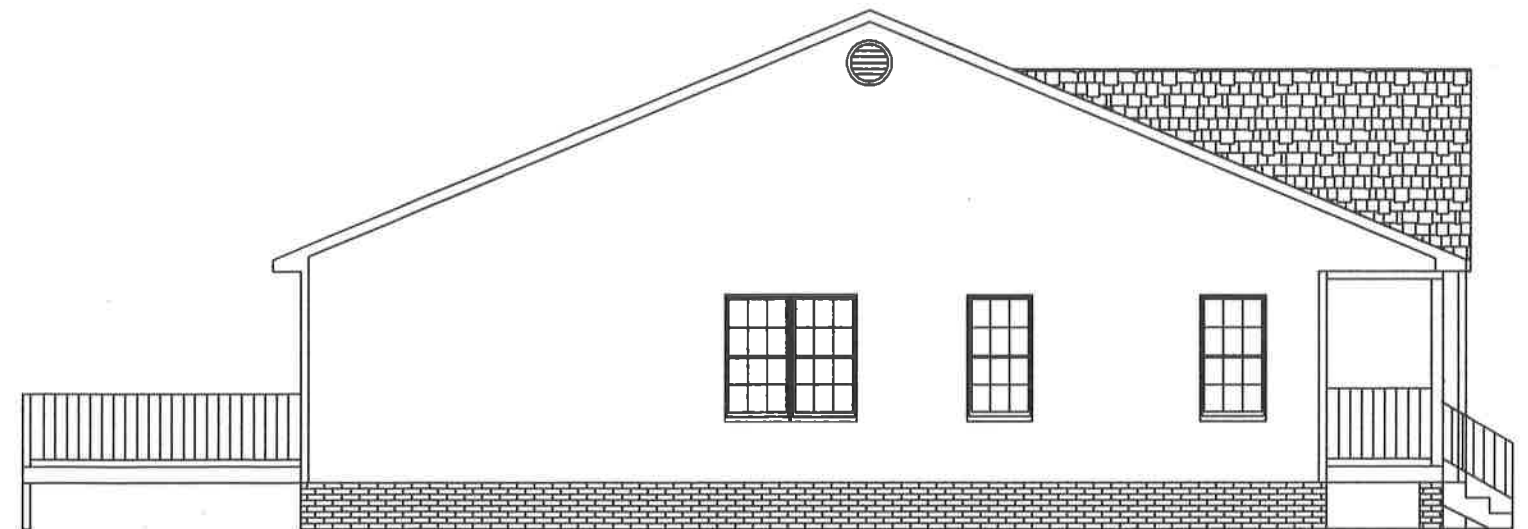
Scale 3/16"=1'

THIS PLAN IS DRAWN TO MEET  
IRC 2015 & VRC 2015  
BRACED WALL LINES USING  
PRACTICAL METHOD



Rear Elevation

Scale 1/8"=1'



Left Elevation

Scale 1/8"=1'

THIS PLAN WAS DESIGNED FOR  
**MAYWALT**  
PROPERTY GROUP

THIS  
PLAN WAS  
DESIGNED  
BY

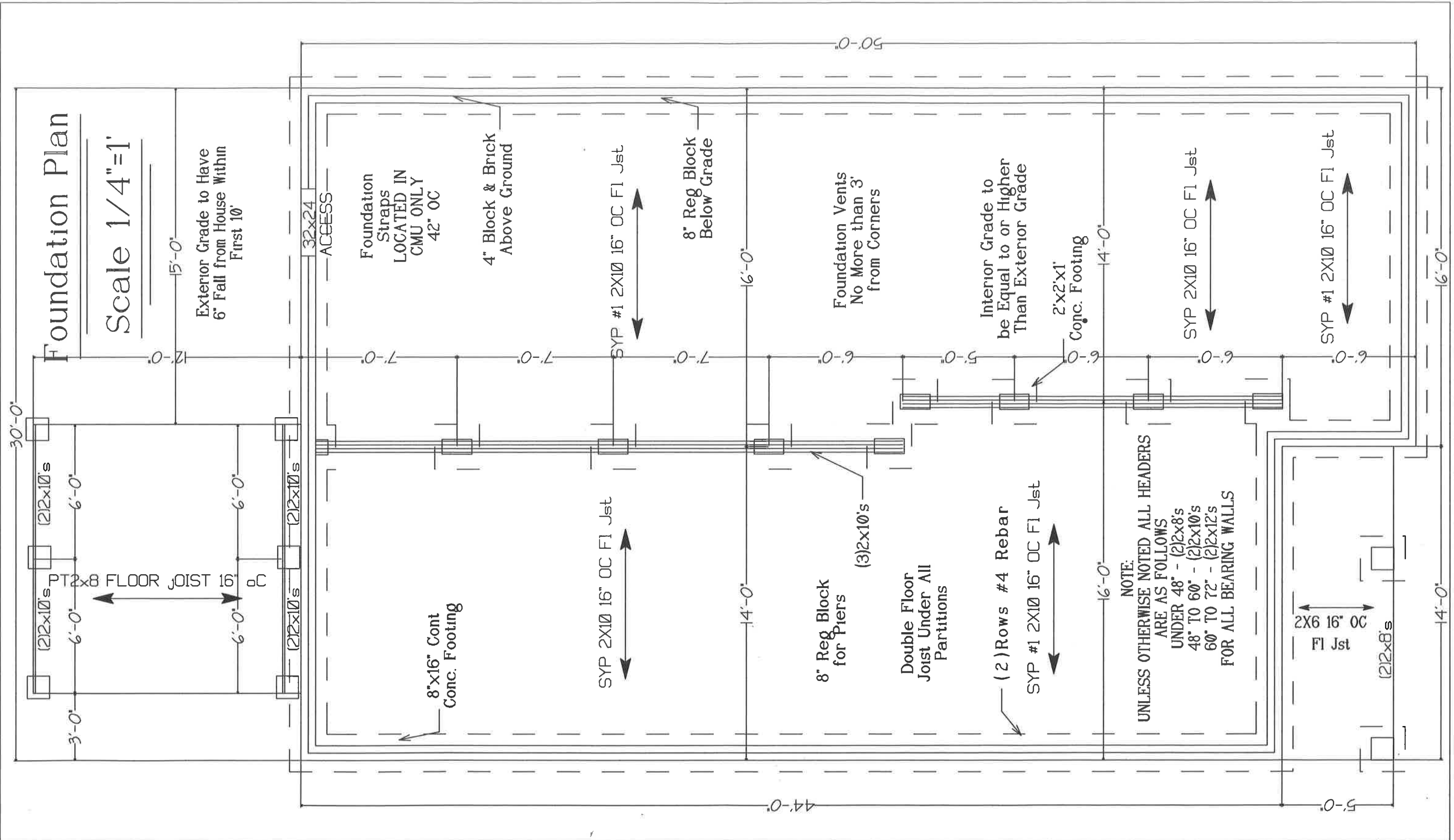
NetCadDrafting.com  
RESIDENTIAL HOUSE PLAN  
SERVICES  
804-640-0791



RANCHER  
ELEVATIONS

DATE OF PLANS  
6/1/21  
PLANS DRAWN BY  
BRAD PRICE

1  
OF 4

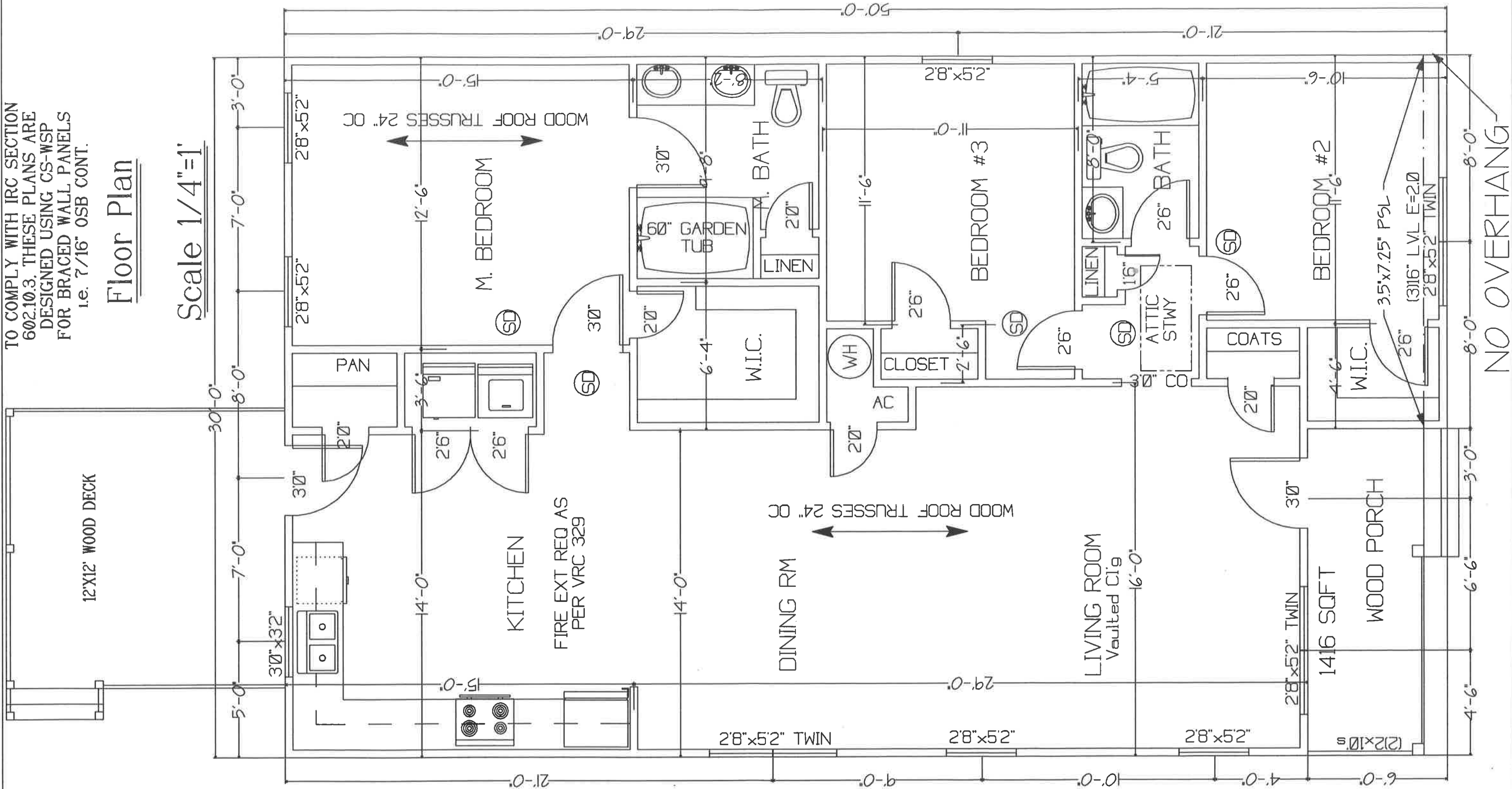


|   |   |                               |   |                       |
|---|---|-------------------------------|---|-----------------------|
| <p>THIS PLAN WAS DESIGNED FOR<br/><b>MAYWALT</b><br/>PROPERTY GROUP</p> | <p>THIS<br/>PLAN WAS<br/>DESIGNED<br/>BY</p> <p>NetCadDrafting.com<br/>RESIDENTIAL HOUSE PLAN<br/>SERVICES<br/>804-640-0791</p> | <p>RANCHER<br/>FOUNDATION</p> | <p>DATE OF PLANS<br/>6/1/21<br/>PLANS DRAWN BY<br/>BRAD PRICE</p> | <p>2<br/>OF<br/>4</p> |
|---|---|-------------------------------|---|-----------------------|

TO COMPLY WITH IRC SECTION  
602.10.3, THESE PLANS ARE  
DESIGNED USING CS-WSP  
FOR BRACED WALL PANELS  
I.E. 7/16" OSB CONT.

# Floor Plan

Scale 1/4"=1'



THIS PLAN WAS DESIGNED FOR  
**MAYWALT**  
PROPERTY GROUP

THIS  
PLAN WAS  
DESIGNED  
BY

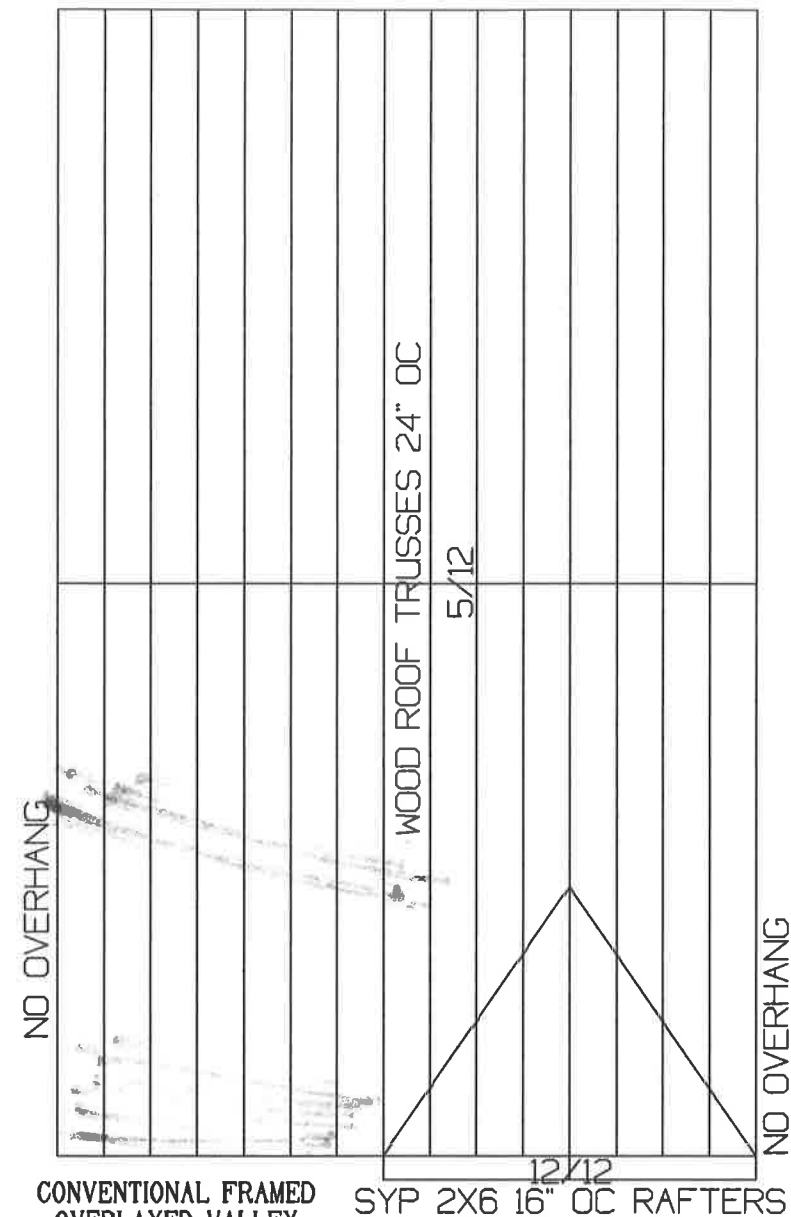
NetCadDrafting.com  
RESIDENTIAL HOUSE PLAN  
SERVICES  
804-640-0791



RANCHER  
FLOOR PLAN

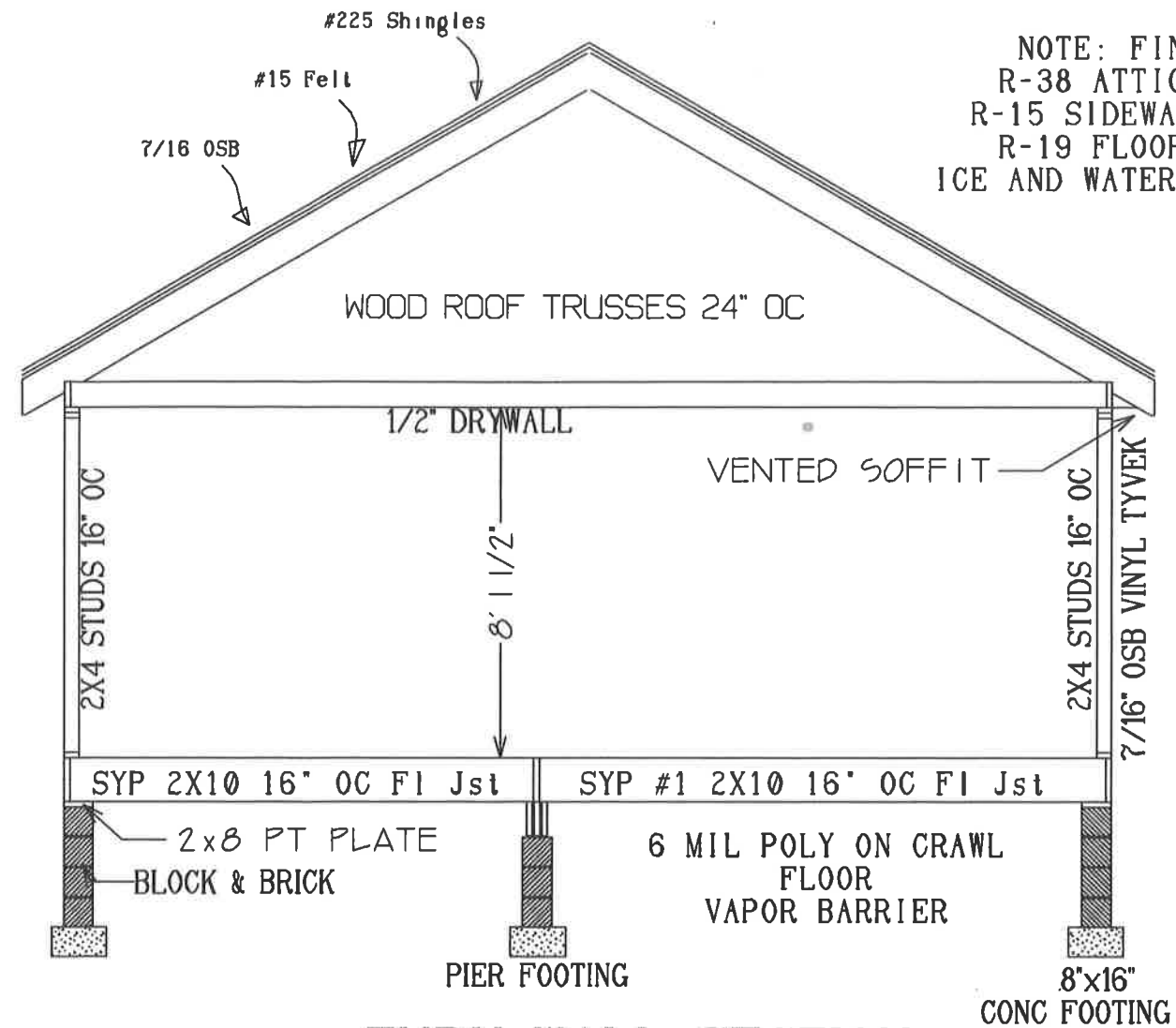
DATE OF PLANS  
6/1/21  
PLANS DRAWN BY  
BRAD PRICE

3  
OF  
4



Roof Framing Detail

Scale 1/8"=1'



THRU WALL SECTION  
SCALE 1/4"=1'

NOTE: FINISHED AREA  
R-38 ATTIC INSULATION  
R-15 SIDEWALL INSULATION  
R-19 FLOOR INSULATION  
ICE AND WATER SHIELD • EAVES

THIS PLAN WAS DESIGNED FOR  
**MAYWALT**  
PROPERTY GROUP

THIS  
PLAN WAS  
DESIGNED  
BY

NetCadDrafting.com  
RESIDENTIAL HOUSE PLAN  
SERVICES  
804-640-0791



RANCHER  
DETAILS

DATE OF PLANS  
6/1/21  
PLANS DRAWN BY  
BRAD PRICE

4  
OF 4





## **BOARD OF ZONING APPEALS RESOLUTION 21-3**

### **Approving a variance for Lundie Properties LLC of 7 feet of lot frontage in Subsection A of City Code Section 286-300.06.**

WHEREAS, Lundie Properties LLC has applied for a variance of 7 feet of lot frontage pursuant to Subsection A of Section 286-300.06; and

WHEREAS, approval of the variance will allow a minimum lot frontage of 68 feet rather than 75 feet for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of proposed Lot 19R, Block 16 of the Riverside Park Subdivision; and

WHEREAS, the Board has held a public hearing on the variance request; and

WHEREAS, the Board finds that the request of Lundie Properties LLC meets the definition of a “variance” specified in Code of Virginia Section 15.2-2201; and

WHEREAS, the Board finds that the evidence shows that the strict application of the terms of the zoning ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and

- (a) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
- (b) the granting of the variance will not be of substantial detriment to adjacent and nearby properties in the proximity of that geographical area;
- (c) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this chapter;
- (d) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- (e) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in this chapter or the process for seeking a variance pursuant to Subsection C of § 286-602 of this chapter; and

NOW, THEREFORE, BE IT RESOLVED BY THE COLONIAL HEIGHTS BOARD OF ZONING APPEALS:

The the Board of Zoning Appeals approves a variance of 7 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, therefore allowing a minimum lot frontage of 68 feet for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of Lot 19R of Block 16 of the Riverside Park Subdivision.

Approved this 22<sup>th</sup> day of September, 2021.

APPROVED:

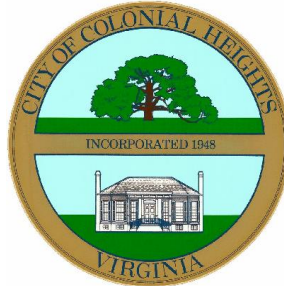
\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



**BZA 21-3**  
**Parcel ID: 38000116022**

An application by Frank Lundie of Lundie Properties LLC for a variance of 7 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 68 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of Lot 19R of Block 16 in the Riverside Park Subdivision.

This property was originally platted as four (4) lots (see attached plat recorded July 2, 1920). On August 3, 2021, the Planning Commission granted a Subdivision variance/exception to divide the lots into two non-conforming lots. It was noted that in addition to Planning Commission approval, the applicant would still need to apply for and obtain a variance from the Board of Zoning Appeals due to the lot’s inability to meet the minimum frontage requirement.

**General Information:**

*Property Information*

The subject property is located at 415 Cameron Avenue. Surrounding land uses are single family residential. The property is zoned RL – Residential Low Density and is within no overlay districts.

The subject parcel has 68’ of frontage and 120’ of depth and a total area of 7,500 square feet.

City Code Section §286-300, the site development standards for RL – Low Density Residential District, dictates a minimum frontage of 75 feet, minimum depth of 100 feet, and minimum area of 7,500 square feet.

☐ § 286-300.06 Site development regulations – RL Low Density Residential District.

The following are general development standards for the RL Low Density Residential District. For additional, modified or more stringent standards see Article IV, Use and Design Standards.

**A. Minimum lot requirements:**

Area: 7,500 square feet  
Frontage: 75 feet  
Depth: 100 feet

*Request*

Applicant / property owner Frank Lundie of Lundie Properties LLC I is seeking relief on minimum frontage requirement in order to build a single-family home. Mr. Lundie is requesting a variance of 7 feet of lot frontage, to allow for a minimum frontage of 68 feet instead of the required 75 feet. The lot meets the minimum area requirement of 7,500 square feet.

Staff has attached the application, property card, 1920 plat and proposed subdivision plat.

**Recommendation:**

Staff is in favor of the Board of Zoning Appeals approving the variance.

# Print

## Request for Relief from the Zoning Board of Appeals Application - Submission #52019

Date Submitted: 8/4/2021

Date of Request\*

8/4/2021

Name of Project

---

Address of Request\*

415 Cameron Ave

Street Address, City, State, Zip Code

---

### Applicant Information

Name of Applicant\*

Lundie Properties LLC

Applicant is...

Property Owner

Mailing Address of Applicant\*

2500 Boulevard

Street Address, City, State, Zip Code

Telephone Number of Applicant\*

18045209731

Email Address of Applicant\*

flundie@lundieins.com

Owner's Affidavit

Choose File

No file selected

If applicant is not property owner, please provide an owner's affidavit.

---

## Property Owner Information

If Applicant is property owner, skip section.

### Name of Property Owner

per Assessor's Records

### Mailing Address of Property Owner

Street Address, City, State, Zip Code per Assessor's Records

### Telephone Number of Property Owner

### Email Address of Property Owner

## Existing Site Conditions

### Parcel Identification Number\*

Per Assessor's Records

### Site Acreage/Square Footage\*

### Zoning District\*

### Existing Site Conditions\*

Current structures and uses on site.

## Variance Information

### Type of Relief Requested\*



Variance to the Zoning Ordinance



Appeal from Decision of the Zoning Administrator

Proposal\*

To create two lots from the existing four lots. The two proposed lots each have 65' of road frontage where the ordinance is 75'. Both lots meet minimum lot area requirements and depth requirements. Lot 19R is 7500sf, Lot 22R is 7513sf.

Proposed structure, use, site conditions, or other information

Zoning Ordinance Subject to Variance\*

286-300.06

Article, Section, Paragraph

Provide a detailed narrative for this request below, specifically addressing the following:

- ☒ Describe any practical difficulties or unnecessary hardships that would result if this request were denied.
- ☒ Describe any unusual conditions, unique to the property
- ☒ Describe how the conditions are unique to the property and not so general or recurring so as to have citywide applicability.

Specify below:\*

This alternative poses no apparent detriment to public safety or injury to other properties or improvements in the neighborhood. The proposed single family dwelling units are compatible with the surrounding single family neighborhood. The houses on the street have narrower lots (50') than the proposed 65'. The request meets minimum lot area and lot depth requirements. Creating two lots is more conforming to the current ordinance requirements, reducing the level of nonconformity. The recommendation from Staff for the Planning Commission is to approve this request to grant a variance/exception to allow the property to be subdivided into two (2) lots.

Narrative may be attached separately or filled out above.

Narrative Attachment

Staff report.pdf

Narrative may be attached separately here, or filled out above.

Adjoining Property Owners

All adjacent property owner information shall be listed below or separately attached. Please provide property address, property owner name, and property owner mailing address for each adjacent parcel to the subject property. Applicants may submit property cards to satisfy this requirement. Property cards may be printed at the City Assessor's Office. Adjacent property owners include all property across from roadways, watercourses, railroads, and/or municipal boundaries.

List information below\*

418 Washington Ave; James E Whalen, 418 Washington Ave, Colonial Heights Va 23834 403 Cameron Ave; William H Morris, Jr. Virginia C. Morris; 145 Roanoke Ave, Colonial Heights Va 23834

The names and addresses above are those of adjacent property owners as listed in the tax records of the City Assessor and County Assessor if applicable.

Adjacent Property Owner Information

James E Whalen property card.pdf

Information may be attached here or filled out above.

## **Fee**

The application fee is \$1,000. Fee is payable via check (made out to City of Colonial Heights) or in office via card or cash. Application is not complete until fee is submitted.

## **Procedures for Variances and Appeals**

The Board of Zoning Appeals will render a decision within 90 days of filing a complete application. The applicant will receive confirmation when all necessary documents are received for a completed application. Additional information may be submitted by email to [payneb@colonialheightsva.gov](mailto:payneb@colonialheightsva.gov)

## **Approval/Denial**

The Director of Planning & Community Development, as Secretary of the Zoning Board of Appeals, will send a letter to the applicant on the decision of the Zoning Board of Appeals. The letter of approval will include all terms and conditions.





## **BOARD OF ZONING APPEALS RESOLUTION 21-4**

### **Approving a variance for Lundie Properties, LLC, of 10 feet of lot frontage in Subsection A of City Code Section 286-300.06.**

WHEREAS, Lundie Properties, LLC, has applied for a variance of 10 feet of lot frontage pursuant to Subsection A of Section 286-300.06; and

WHEREAS, approval of the variance will allow a minimum lot frontage of 65 feet rather than 75 feet for parcel identification number 38000116022, located at 415 Cameron Avenue, with a legal description of proposed Lot 22R, Block 16 of the Riverside Park Subdivision; and

WHEREAS, the Board has held a public hearing on the variance request; and

WHEREAS, the Board finds that the request of Lundie Properties, LLC meets the definition of a “variance” specified in Code of Virginia Section 15.2-2201; and

WHEREAS, the Board finds that the evidence shows that the strict application of the terms of the zoning ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and

- (a) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
- (b) the granting of the variance will not be of substantial detriment to adjacent and nearby properties in the proximity of that geographical area;
- (c) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this chapter;
- (d) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- (e) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in this chapter or the process for seeking a variance pursuant to Subsection C of § 286-602 of this chapter; and

NOW, THEREFORE, BE IT RESOLVED BY THE COLONIAL HEIGHTS BOARD OF ZONING APPEALS:

The the Board of Zoning Appeals approves a variance of 10 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, therefore allowing a minimum lot frontage of 65 feet for parcel identification number 38000116022, located at 415 Cameron Avenue, with a legal description of Lot 22R of Block 16 of the Riverside Park Subdivision.

Approved this 22<sup>th</sup> day of September, 2021.

APPROVED:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



**BZA 21-4**  
**Parcel ID: 38000116022**

An application by Frank Lundie of Lundie Properties LLC for a variance of 10 feet of lot frontage to Subsection A of Section 286-300.06, “Site development regulations – RL Low Density Residential District”, of Chapter 286, Zoning, of the Colonial Heights City Code. The variance will allow a minimum lot frontage of 65 feet rather than 75 feet for the construction of a single-family home. The variance shall be for parcel identification number 38000116022, located on Cameron Avenue, with a legal description of Lot 19R of Block 16 in the Riverside Park Subdivision.

This property was originally platted as four (4) lots (see attached plat recorded July 2, 1920). On August 3, 2021, the Planning Commission granted a Subdivision variance/exception to divide the lots into two non-conforming lots. It was noted that in addition to Planning Commission approval, the applicant would still need to apply for and obtain a variance from the Board of Zoning Appeals due to the lot’s inability to meet the minimum frontage requirement.

**General Information:**

*Property Information*

The subject property is located at 415 Cameron Avenue. Surrounding land uses are single family residential. The property is zoned RL – Residential Low Density and is within no overlay districts.

The subject parcel has 65’ of frontage and 120’ of depth and a total area of 7,513 square feet.

City Code Section §286-300, the site development standards for RL – Low Density Residential District, dictates a minimum frontage of 75 feet, minimum depth of 100 feet, and minimum area of 7,500 square feet.

☐ § 286-300.06 Site development regulations – RL Low Density Residential District.

The following are general development standards for the RL Low Density Residential District. For additional, modified or more stringent standards see Article IV, Use and Design Standards.

**A. Minimum lot requirements:**

Area: 7,500 square feet  
Frontage: 75 feet  
Depth: 100 feet

*Request*

Applicant / property owner Frank Lundie of Lundie Properties LLC I is seeking relief on minimum frontage requirement in order to build a single-family home. Mr. Lundie is requesting a variance of 10 feet of lot frontage, to allow for a minimum frontage of 65 feet instead of the required 75 feet. The lot meets the minimum area requirement of 7,500 square feet.

Staff has attached the application, property card, 1920 plat, and proposed subdivision plat.

**Recommendation:**

Staff is in favor of the Board of Zoning Appeals approving the variance.

# Print

## Request for Relief from the Zoning Board of Appeals Application - Submission #52020

Date Submitted: 8/4/2021

Date of Request\*

8/4/2021

Name of Project

Address of Request\*

415 Cameron Ave

Street Address, City, State, Zip Code

### Applicant Information

Name of Applicant\*

Lundie Properties LLC

Applicant is...

Property Owner

Mailing Address of Applicant\*

2500 Boulevard

Street Address, City, State, Zip Code

Telephone Number of Applicant\*

18043632370

Email Address of Applicant\*

flundie@lundieins.com

Owner's Affidavit

Choose File No file selected

If applicant is not property owner, please provide an owner's affidavit.

## Property Owner Information

If Applicant is property owner, skip section.

### Name of Property Owner

per Assessor's Records

### Mailing Address of Property Owner

Street Address, City, State, Zip Code per Assessor's Records

### Telephone Number of Property Owner

### Email Address of Property Owner

## Existing Site Conditions

### Parcel Identification Number\*

Per Assessor's Records

### Site Acreage/Square Footage\*

### Zoning District\*

### Existing Site Conditions\*

Current structures and uses on site.

## Variance Information

### Type of Relief Requested\*



Variance to the Zoning Ordinance



Appeal from Decision of the Zoning Administrator

Proposal\*

To create two lots from the existing four lots. The two proposed lots each have 65' of road frontage where the ordinance is 75'. Both lots meet minimum lot area requirements and depth requirements. Lot 19R is 7500sf, Lot 22R is 7513sf.

Proposed structure, use, site conditions, or other information

Zoning Ordinance Subject to Variance\*

286-300.06

Article, Section, Paragraph

Provide a detailed narrative for this request below, specifically addressing the following:

- ☒ Describe any practical difficulties or unnecessary hardships that would result if this request were denied.
- ☒ Describe any unusual conditions, unique to the property
- ☒ Describe how the conditions are unique to the property and not so general or recurring so as to have citywide applicability.

Specify below:\*

This alternative poses no apparent detriment to public safety or injury to other properties or improvements in the neighborhood. The proposed single family dwelling units are compatible with the surrounding single family neighborhood. The houses on the street have narrower lots (50') than the proposed 65'. The request meets minimum lot area and lot depth requirements. Creating two lots is more conforming to the current ordinance requirements, reducing the level of nonconformity. The recommendation from Staff for the Planning Commission is to approve this request to grant a variance/exception to allow the property to be subdivided into two (2) lots.

Narrative may be attached separately or filled out above.

Narrative Attachment

Staff report.pdf

Narrative may be attached separately here, or filled out above.

Adjoining Property Owners

All adjacent property owner information shall be listed below or separately attached. Please provide property address, property owner name, and property owner mailing address for each adjacent parcel to the subject property. Applicants may submit property cards to satisfy this requirement. Property cards may be printed at the City Assessor's Office. Adjacent property owners include all property across from roadways, watercourses, railroads, and/or municipal boundaries.

List information below\*

418 Washington Ave; James E Whalen, 418 Washington Ave, Colonial Heights Va 23834 403 Cameron Ave; William H Morris, Jr. Virginia C. Morris; 145 Roanoke Ave, Colonial Heights Va 23834

The names and addresses above are those of adjacent property owners as listed in the tax records of the City Assessor and County Assessor if applicable.

Adjacent Property Owner Information

James E Whalen property card.pdf

Information may be attached here or filled out above.

## **Fee**

The application fee is \$1,000. Fee is payable via check (made out to City of Colonial Heights) or in office via card or cash. Application is not complete until fee is submitted.

## **Procedures for Variances and Appeals**

The Board of Zoning Appeals will render a decision within 90 days of filing a complete application. The applicant will receive confirmation when all necessary documents are received for a completed application. Additional information may be submitted by email to [payneb@colonialheightsva.gov](mailto:payneb@colonialheightsva.gov)

## **Approval/Denial**

The Director of Planning & Community Development, as Secretary of the Zoning Board of Appeals, will send a letter to the applicant on the decision of the Zoning Board of Appeals. The letter of approval will include all terms and conditions.



TOTAL ASSESSED: N/A

## Colonial Heights



## IN PROCESS APPRAISAL SUMMARY

|                         |                                |            |           |            |             |  |           |
|-------------------------|--------------------------------|------------|-----------|------------|-------------|--|-----------|
| Use Code                | Building Value                 | Yard Items | Land Size | Land Value | Total Value | Legal Description                                    | User Acct |
|                         |                                |            |           |            |             | SUB: RIVERSIDE PARK "SECTION<br>"BLOCK 16" LOT 19-22 |           |
|                         |                                |            |           |            |             |  | GIS Ref   |
|                         |                                |            |           |            |             |  | GIS Ref   |
|                         |                                |            |           |            |             | Entered Lot Size                                     |           |
|                         |                                |            |           |            |             | Total Land 0.26                                      |           |
|                         |                                |            |           |            |             | Land Unit Type: AC                                   | Insp Date |
| Source: Market Adj Cost | Total Value per SQ unit /Card: | N/A        | /Parcel:  | N/A        |             |  |           |

|                     |           |             |
|---------------------|-----------|-------------|
| PREVIOUS ASSESSMENT | Parcel ID | 38000116022 |
|---------------------|-----------|-------------|

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asset'd Value | Notes              | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|--------------------|------------|
| 2020   | 119 | FV  |            | 0         | 1         | 72,000     | 72,000      | 72,000        | Effective 1/1/2020 | 12/19/2019 |
| 2019   | 119 | FV  |            | 0         | 1         | 65,000     | 65,000      | 65,000        | Eff. 1/1/2019      | 11/26/2019 |
| 2018   | 119 | FV  |            | 0         | 1         | 65,000     | 65,000      | 65,000        | Eff. 1/1/2018      | 12/21/2017 |
| 2017   | 119 | FV  |            | 0         | 1         | 63,700     | 63,700      | 63,700        | Eff. 1/1/2016      | 1/4/2016   |
| 2016   | 119 | FV  |            | 0         | 1         | 63,700     | 63,700      | 63,700        | Eff. 1/1/2016      | 1/4/2016   |
| 2015   | 119 | FV  |            | 0         | 1         | 65,000     | 65,000      | 65,000        | Eff. 1/1/2014      | 12/31/2013 |
| 2014   | 119 | FV  |            | 0         | 1         | 65,000     | 65,000      | 65,000        | Eff. 1/1/2014      | 12/31/2013 |
| 2012   | 119 | FV  |            | 0         | 1         | 65,000     | 65,000      | 65,000        | Eff. 1/1/2012      | 1/4/2012   |

| SALES INFORMATION |  | TAX DISTRICT | PAT ACCT. | 2250 |
|-------------------|--|--------------|-----------|------|
|-------------------|--|--------------|-----------|------|

| Grantor          | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|----------|-----------|------------|----|-----|-------|-----------------|-------|
| HARRUP, MARSHA S | 355-422   | R    | 4/5/2018 | OTHER     | 35,000     | No | No  |       |                 |       |

[illegible]

Sign

## Sian:

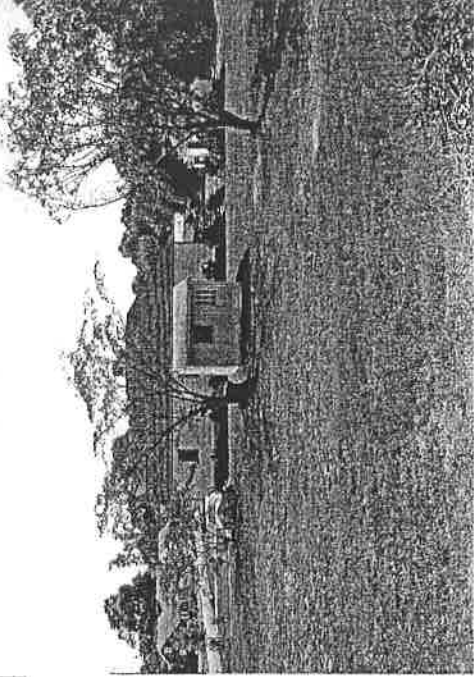
| Land Type | LT Factor | Base Value | Adj       | Neigh Infl | Neigh Mod | % Infr 1 | % Infr 2 | % Infr 3 | % Alt Class | % Spec Land | J Code | Fact | Notes             |
|-----------|-----------|------------|-----------|------------|-----------|----------|----------|----------|-------------|-------------|--------|------|-------------------|
|           |           |            |           |            |           |          |          |          |             |             |        |      |                   |
| E         |           | 0          | 2,000 CH1 |            |           | RESIDUA  | 100      |          |             |             |        |      | 106X120X120.8X106 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

2020

[illegible]

*AssessPro* Patriot Properties, Inc



|         |                   |     |                         |     |        |     |
|---------|-------------------|-----|-------------------------|-----|--------|-----|
| More: N | Total Yard Items: | N/A | Total Special Features: | N/A | Total: | N/A |
|---------|-------------------|-----|-------------------------|-----|--------|-----|

Note  
Sewer lines shown thus —————>  
Water mains " " —————

189 51

MAP OF  
RIVERSIDE PARK  
ADJOINING  
COLONIAL HEIGHTS  
CHESTERFIELD COUNTY  
NEAR  
PETERSBURG VIRGINIA

After a subdivision by J. H. Starkey, C.E.  
Restaked for Greater Petersburg Development Corp

by  
ATLANTIC COAST REALTY CO  
Petersburg Va. Greenville N.C.  
Scale 1"=100' July 2 1920  
W. B. FLUARTY C.E.

KNOW ALL MEN BY THESE PRESENTS - That the undersigned, being the owner of a certain tract or parcel of land located in Chesterfield County, State of Virginia, containing - acres, as shown by a recent survey of said land made by W. B. Fluarty, C.E. a plat of which, dated the 2<sup>nd</sup> day of July, 1920, is hereto attached as a part of this writing, and desiring to have said plat recorded in the Clerk's Office of the Circuit Court of said County so that deeds may hereafter be executed with reference to said plat and the subdivisions of said land shown on said plat, do hereby adopt said survey and plat as a true survey and plat of said land and of the subdivisions shown thereon and announce the intention to hereafter make deeds to said land, or any subdivisions thereof, and in said deeds, to refer to said plat for the purpose of identifying the land intended, by said deeds, to be granted and conveyed.

Given under our hands this 19<sup>th</sup> day of July, 1920.  
GREATER PETERSBURG DEV CORP.  
by C. F. Scott, Jr.  
Sec. & Treas.

STATE OF VIRGINIA,

City of Petersburg, Tenn:

I, A. C. McKinnon, Notary Public in and for the City and State of Virginia, hereby certify that C. F. Scott, Jr., Sec. & Treas. whose name is signed to the writing above, bearing date the 19<sup>th</sup> day of July 1920, has acknowledged the same before me in my City aforesaid.

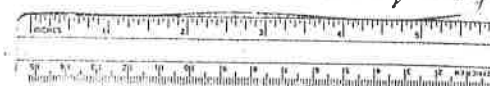
Given under my hand this 19<sup>th</sup> day of July, 1920.  
My commission expires 3-5-1924

A. C. McKinnon  
Notary Public

VIRGINIA

In the Clerk's Office of the Circuit Court of Chesterfield County the 24<sup>th</sup> day of July, 1920, this Plat was presented and with the Certificate admitted to record at 12 o'clock A.M.

Test: *Philip S. Campbell*



CAMERON AVENUE

60' R/W

PIPE FD.

N 42°43'11" E 107.55'

ROD SET

N: 3614488.05  
E: 11802166.81

N.A.D. '83



15' ALLEY

20

19R

22R

21

22

7,513.59 Sq. Ft.  
0.172 Acres

7,500.00 Sq. Ft.  
0.172 Acres

64.94' OF ROAD  
FRONTAGE

68.33' OF ROAD  
FRONTAGE

$\Delta 6^{\circ}07'45''$  T 60.34' R 1127.13'  
L 60.2864'  
R 1127.1272'  
 $\Delta 3^{\circ}03'52''$   
CB N 43°15'34" W  
CH 60.2792'  
T 30.1504'

L 60.2864'  
R 1127.1291'  
 $\Delta 3^{\circ}03'52''$   
CB N 46°19'26" W  
CH 60.2792'  
T 30.1504'

T 32.4773'  
CH 64.9327'  
CB S 43°13'04" E  
 $\Delta 2^{\circ}58'42''$   
R 1249.2655'  
L 64.9400'

T 19.1772'  
CH 38.3499'  
CB S 45°40'21" E  
 $\Delta 1^{\circ}45'43''$   
R 1247.1300'  
L 38.3514'

$\Delta 4^{\circ}49'35''$  T 52.56' R 1247.13' L 105.06' CB S 44°08'25" E CH 105.03'

WASHINGTON AVENUE

60' R/W

ROD SET

ROD SET

NEW LOT LINE

S 46°03'03" W 120.01'

ROD SET

ROD SET

N: 3614323.39  
E: 11802178.85

N: 3614403.26  
E: 11802268.41

S 48°16'23" W 120.00'

29.98'

S 71°41'15" E

LINE BEING VACATED

LINE BEING VACATED

LINE BEING VACATED

JAMES E. WHALEN

280000115V24

3



|       |   |             |
|-------|---|-------------|
| JOB # | — | BLS # 22818 |
|-------|---|-------------|

SQUARE FOOTAGE  
FINISHED FLOOR 1496 SF  
FINISHED BATH 1496 SF

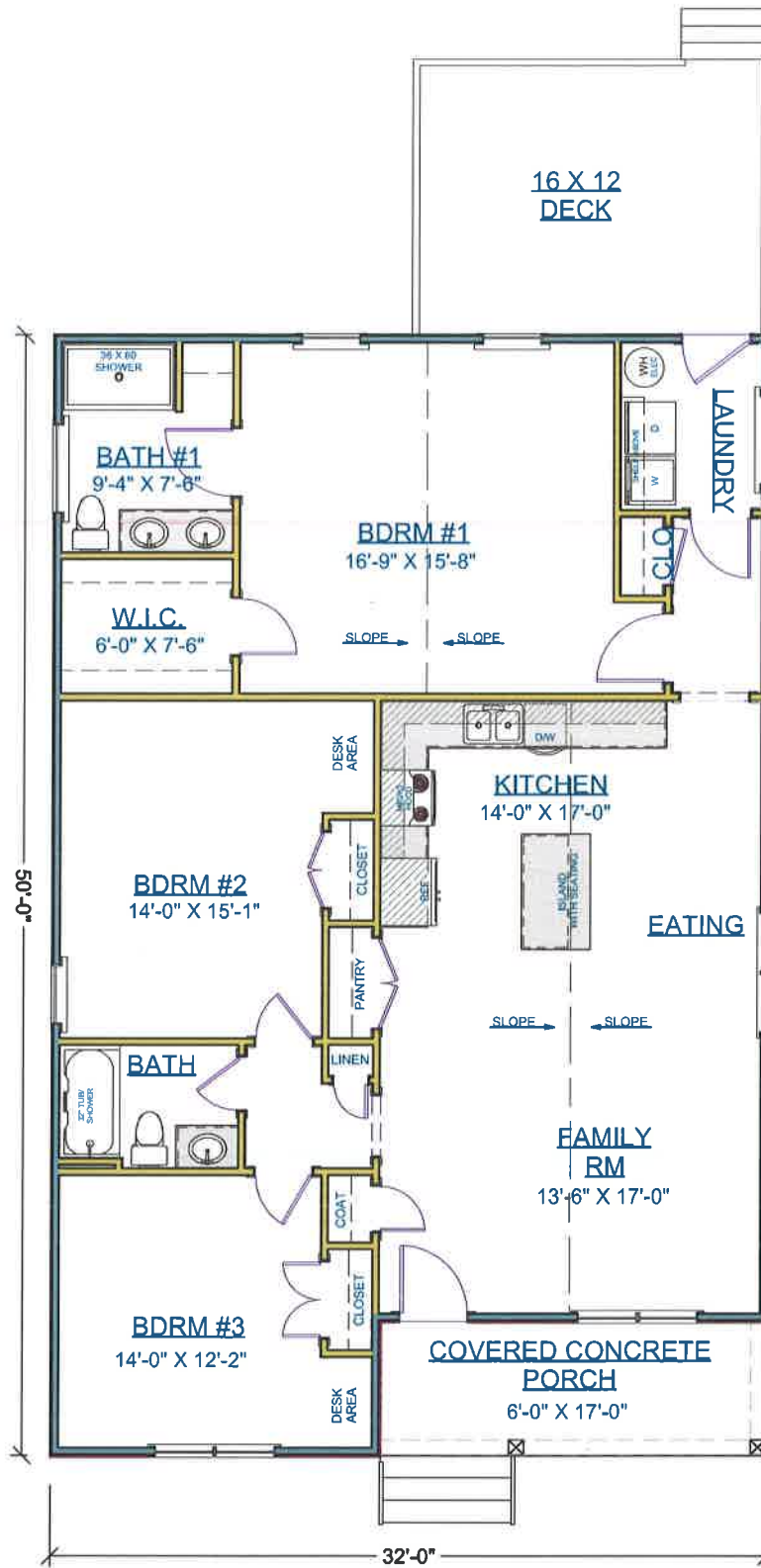
PROJECT DESCRIPTION  
TWO NEW HOMES OF  
1496 SF AT 415  
CAMERON AVE ON  
EXISTING TWO LOTS

OWNER  
FRANK LUNDIE

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# PROPOSED BIRDS EYE VIEW

